



GRASSROOTS
REALTY GROUP

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213 Dayspring Bay
Rural Rocky View County, Alberta

MLS # A2244845



\$509,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,051 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behin		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 437
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC11
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Vaulted Ceiling(s)		

Inclusions: wardrobe in basement bedroom, workbench in garage, shelving garage storage, wine rack in basement, freezer x 2 in basement, fridge in basement, security cameras, doorbell camera

Say hello to carefree living in this beautiful fully finished bungalow in the peaceful and secluded 55+ community of Prince of Peace Village. This villa style duplex is perfectly situated backing onto mature trees offering both privacy and natural beauty. You'll love the spacious open concept layout featuring vaulted ceilings and large windows showcasing your natural surroundings. The well equipped kitchen is open to the main living area with an island with seating between. The cozy gas fireplace provides both warmth and ambiances in the cooler months of the year. The spacious primary bedroom also has vaulted ceilings plus large windows. A cheater ensuite bath includes an easy access shower. The second bedroom on this level would make a great den or guest room depending on your needs. Plus you can enjoy the convenience of main floor laundry. In the fully finished lower level you'll find a generous recreation area to set up as a TV room or entertaining space. There is also a 3rd bedroom, a full bath and ample storage space. The West facing back patio is the ideal place to sit and enjoy nature and maybe catch a glimpse of some local wildlife. There is also RV parking available near the community making this the perfect location for snowbirds who enjoy a lock it and leave it lifestyle in the winter. A single attached garage with a good sized storage room attached round out this terrific home. This is more than just a home though it's a lifestyle upgrade. All exterior maintenance, lawn care and snow removal are included in the condo fees leaving you more time to do the things you love. And you're going to love being part of this wonderful community where you can meet friends for coffee at the Manor, enjoy the walking trails including a wildlife pond or take a rest on one of the many benches and just enjoy being immersed in nature. Plus you have

easy access to Stoney Trail, Hwy 1, shopping, restaurants and more. You’re going to love living here!